



తెలంగాణ రాజ పత్రము
THE TELANGANA GAZETTE
PART - I EXTRAORDINARY
PUBLISHED BY AUTHORITY

No. 3]

HYDERABAD, THURSDAY, JANUARY 2, 2025.

NOTIFICATIONS BY GOVERNMENT

—X—

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(Plg.II)

DRAFT VARIATION TO THE DT&CP - CLU FOR CHANGE OF LAND USE FROM RESIDENTIAL LAND USE TO COMMERCIAL LAND SITUATED AT NH-7 ROAD, BHUKTHAPUR LOCALITY OF ADILABAD MUNICIPALITY, ADILABAD DISTRICT.

[Memo No.9147/Plg.II/2023, Municipal Administration & Urban Development (Plg.II), 12th November, 2024.]

The following draft variation to the Adilabad General Town Planning Scheme (Draft Master Plan 4 of Adilabad of which was sanctioned in G.O.Ms.No.297 M.A. Dt.20-05-1988 and Published at page of part of Telangana Gazette dated., which it is proposed to make in exercise of the powers conferred by clause under sub- section (2) of section 15 of Telangana Town Planning Act., 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

Notice is hereby given that the draft will be taken into consideration after the expiry of six weeks from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may received from any person with respect there to before expiry of the said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to secretary to Government, Municipal Administration and Urban Development Department, Telangana, Hyderabad.

DRAFT VARIATION

The site in open Plot Nos.37 in Door Nos. 4-3-58/2,7-1-33/C,7-1-33/C/1 & 7-1-33/B, to an extent of 1969.01 sq.mts situated at NH-7 Road, Bhukthapur Locality of Adilabad District, the boundaries of which are as shown in the schedule here and which is earmarked for Residential Land Use in the General Town Planning Scheme sanctioned in G.O.Ms.No.297 M.A., Dt.20-05-1988, is now proposed to be designated for Commercial

land use by variation of Change of Land Use as marked A, B, C, D in the part proposed land use map vide G.T.P.No.01/2024/W (C. No. 1760/2024/W) available in the Adilabad Municipality. **subject to the following conditions that:**

1. The Applicant shall pay the Development & Conversion Charges for the site under reference as per rates issued in G.O.Ms.No.226 M.A., Dept., Dt.30-08-2016.
2. The Applicant shall not commence construction work without prior approval of Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH : House OM Prakash & others.

SOUTH : House of Rajiv Kumar Mittal & Late Madhu Sudhan Reddy & House of T. Laxmi.

WEST : Existing 255'- wide Road.

EAST : House of Vijay Kumar Chaturvedi.

DRAFT VARIATION TO THE KUDA - PROPOSAL FOR RE-ALIGNMENT OF THE 200' (60 mts) ROAD FROM BACK SIDE OF ENUMAMULA GRAIN MARKET TO ORR CONNECTING AT PRATHIMA CANCER HOSPITAL (MULUGU ROAD) IN ENUMAMULA VILLAGE, WARANGAL DISTRICT.

[Memo No.7017/Plg.II/2023, Municipal Administration & Urban Development (Plg.II), 25th November, 2024.]

The following Draft Notification to KUDA Master Plan -2041, which was Notified vide G.O.Ms.No.202, MA&UD (Plg.II) Dept., Dt.17.11.2024 published the Telangana Gazette No.329 dated:18-11-2024 and respectively in which it is proposed to make in exercise of powers conferred by section (9) of the Telangana Urban Areas (Development) Act 1975 is hereby published as required by Section 12(3) thereof.

Notice is hereby given that, the draft will be taken into consideration after the expired of four weeks from the date of publication of Notification in Telangana Gazette and that any objection or suggestions which may be received from any person with respect there to before expired of the said period will be considered by the Government of Telangana. Objection and suggestions should be addressed to the Secretary to Government, Municipal Administration and Urban Development Department, Telangana, Hyderabad.

DRAFT VARIATION

The site bounded by "ABCD" is (IRR) as per Master Plan-2041 to an length of 922.0mts to be re aligned of 200' road is site bounded by "XBCYX" in Sy.No. 278, 279, 280, 130, 133, 134, 60,61 and 63 of Enumamula village, Warangal mandal, Warangal Dist. on the back side of Enumamula Grain Market yard to length of 1.00 Km, The boundaries of which are given in the schedule below which is presently earmarked as realignment of 200 (IRR) road in the KUDA master plan-2041 of Telangana Govt. has issued vide G.O.Ms.No.202, MA&UD (Plg.II) Dept., Dt.17.11.2024 published the Telangana Gazette No.329 dated:18-11-2024 is designated as Re-alignment of 200' road as shown in the Revised part Master plan which is available in the office of Kakatiya Urban Development Authority, Warangal.

SCHEDULE OF BOUNDARIES

North : Sy.No.73 and 76 of Enumamula village.

South : Proposed 200' road as per Master plan and Sy.No.278 of Enumamula Village.

East : Open land in Sy.No.278, 279, 280, 130,133,134,61,63 and 76.

West : Open land in Sy.No.278,280,130,132,133,60,63 and 76.

DRAFT VARIATION TO THE HMDA FOR REDUCTION, DELETION & REALIGNMENT OF PROPOSED TURKAPALLY (V), SHAMIRPET (M), MEDCHAL-MALKAJGIRI DISTRICT.

[Memo No.14487/Plg.I(1)/2023, Municipal Administration & Urban Development (Plg.I(1)), 29th November, 2024.]

The following draft variation to the land use envisaged in the notified MDP-2031 approved vide G.O.Ms.No.33 MA, dt:24.01.2023, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Dr. B.R. Ambedkar Telangana Secretariat, Hyderabad - 500 022.

DRAFT VARIATION

- A-B: Proposed 30 Mtrs wide road in MDP-2031, G.O.Ms.33 Dt: 24.01.2013 passing through sy.No.26,27,25 & 24 of Turkapally (V) Shamirpet (M), Medchal -Malkajgiri (D). Which is proposed to 18M wide Re-aligned road.
- B-D: Proposed 30Mts wide Master Plan Road passing through Sy.No.22,55,112,113, 119,120, 121 & 141 of Turkapally (V) Shamirpet (M) Medchal- Malkajgiri (D) is now proposed for deletion.
- B-C: Existing 40 feet wide road passing through Sy.No.55,54,58 of Turkapally (V) Shamirpet (M) Medchal- Malkajgiri (D) is proposed to 18 M wide in lieu of deleted road B-D.
- C-D: Existing 15 feet wide kutchra road is passing through Sy.No.57,58,110,122, 141 of Turkapally (V) Shamirpet (M) Medchal- Malkajgiri (D) which is proposed to 18 M wide realign road.
- D-E: Proposed 30Mts wide road in MDP-2031, Passing through Sy.No.141,155,154,172, 173,179,171,181,182,183,185,206,205,223 of Turkapally (V) Shamirpet (M) Medchal- Malkajgiri (D) which is proposed to 18 M wide Re-aligned road.
- E-F: Existing 18M wide road passing through Sy.Nos. 217, 219, 221, 222, 206, 205, 223 of Turkapally (V) Shamirpet (M) Medchal- Malkajgiri (D)is proposed to 30 M wide road.

Subject to the following conditions:

1. The concerned land owner shall handover the affected area due to the proposed 18m wide road to the local body as the proposed re-align road is

effecting in Final layout issued vide file. No. 052610/ LT/ MED/ FLT/ U6/ HMDA/20022022 Dt: 19.10.2022 and in the HMDA draft layout 055573/MED/LT/U6/HMDA/ 04072022 (final layout which is under progress vide file no 060449/LT/MED/FLT/U6/HMDA /07042023) at the time of building permission.

2. The applicant shall pay the Development /Conversion charges for change of land use to HMDA before confirming the CLU orders as per the rules in force.
3. The owner/applicant is solely responsible for any misrepresentation with regard to ownership/title, land ceiling clearance etc and they responsible for any damage claiming by any one on account of change of land use proposed.
4. The applicant shall comply with the conditions laid down in)the G.O.Ms.No. 168, 44:07.04.2012.
5. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
6. If any dispute occurs regarding ownership of the applicant will be whole responsible for that.
7. Road alignment/ Deletion shall not be used as proof of any title of the land.
8. The applicant has to fulfill any other condition as may be imposed by the Competent Authority.
9. The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
10. The concerned land owners shall pay requisite conversion fee for change of land at the time of obtaining building Permission and shall also hand over the road affected area on free of cost to the local body.

DRAFT VARIATION TO THE DT&CP - CLU FOR CHANGE OF LAND USE FROM PUBLIC & SEMI PUBLIC USE TO COMMERCIAL USE SITUATED AT VIDYANAGAR LOCALITY OF ADILABAD MUNICIPALITY, ADILABAD DISTRICT.

[Memo No.9146/Plg.II/2023, Municipal Administration & Urban Development (Plg.II), 12th December, 2024.]

The following draft variation to the Adilabad General Town Planning Scheme (Draft Master Plan 4 of Adilabad of which was sanctioned in G.O.Ms.No.297 M.A. Dt.20-05-1988 and Published at page of part of Telangana Gazette dated., which is proposed to make in exercise of the powers conferred by clause under sub- it section (2) of section 15 of Telangana Town Planning Act., 1920 (Act VII of 1920) (2) of is hereby published as required by clause (b) of sub-section (2) of the said section.

Notice is hereby given that the draft will be taken into consideration after the expiry of six weeks from the date of publication of the notification in the Telangana Gazette and that any objections of suggestions which may received from any person with respect there to before expiry of the said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to secretary to Government, Municipal Administration and Urban Development Department, Telangana, Hyderabad.

DRAFT VARIATION

The site in Door Nos. 4-4-122/2/C/2 & 4-4-122/C/1 (4-4-122,4-4-122/C-Old) Northern Part out of Plot No.1,A Class (4-4-122/1/C (4-4-122/2/C-old), to an extent of 999.25 sq.mts situated at Vidyanagar Locality of Adilabad Municipality, Adilabad District, the boundaries of which are as shown in the schedule here and which is earmarked for Residential Land Use in the General Town Planning Scheme sanctioned in G.O.Ms.No.297 M.A., Dt.20-05-1988, is now proposed to be designated for Commercial land use by variation of Change of Land Use as marked A, B, C, D in the part proposed land use map vide G.T.P.No.2/2024/W (C.No.1761/2023/W) available in the Adilabad Municipality **subject to the following conditions that:**

1. The Applicant shall pay the Development & Conversion Charges for the site under reference as per rates issued in G.O.Ms.No.226 M.A., Dept., Dt.30-08-2016.
2. The Applicant shall not commence construction work without prior approval of Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH	:	40 ft Wide Road.
SOUTH	:	Open Land Gutta Naveen.
WEST	:	Open Land Gutta Naveen & House of Srinivas Rao.
EAST	:	Old NH No.07 (255'0' wide).

DRAFT VARIATION TO THE DT&CP - CLU FOR CHANGE OF LAND USE FROM RESIDENTIAL LAND USE TO COMMERCIAL LAND USE SITUATED AT LAXMINAGAR LOCALITY, KARIMNAGAR MUNICIPAL CORPORATION.

[Memo No.7915/Plg.II/2024, Municipal Administration & Urban Development (Plg.II), 12th December, 2024.]

The following draft variation to the Karimnagar Municipal Corporation General Town Planning Scheme (Draft Master Plan 4 of Karimnagar of which was sanctioned in G.O.Ms.No.555 M.A, Dt.16-10-1998 which it is proposed to make in exercise of the powers conferred by clause under sub-section (2) of section 15 of Telangana Town Planning Act., 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub- section (2) of the said section.

Notice is hereby given that the draft will be taken into consideration after the expiry of six weeks from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may received from any person with respect there to before expiry of the said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to secretary to Government, Municipal Administration and Urban Development Department, Telangana, Hyderabad.

DRAFT VARIATION

The site in Sy.No.476,477,475/B, 514 to an extent of 3127.78 Sqm., situated at Laxminagar Locality, Karimnagar Municipal Corporation, belongs to M/s. Sri. K.Satyanarayana and others, the boundaries of which are as shown in the schedule here and which is earmarked for Residential Land Use to Commercial Land Use in the General Town Planning Scheme sanctioned in G.O.Ms.No.555 M.A, Dt.16-10-1998, is now proposed to be designated for Commercial land use by variation of Change of Land Use as marked A, B, C, D, E, F in the part proposed land use map vide G.T.P.No.03/2024/W (C.No.1898/2024/W) available in the Karimnagar, Municipality **subject to the following conditions that:**

1. The Applicant shall pay the Development & Conversion Charges for the site under reference as per rates issued in G.O.Ms.No.225 MA &UD (II) Department, dt.30-08-2016 to the Karimnagar Municipal Corporation before confirmation orders from the Government.
2. The Applicant shall not commence construction work without prior approval of Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH	:	18 M Road.
SOUTH	:	Shed of Shankariah & Srinivas.
WEST	:	House of Chotu Bhai & others.
EAST	:	Existing Building.

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM AGRICULTURE CONSERVATION OR GREEN BELT USE ZONE IN MASANIGUDA (V), SHANKARPALLE MANDAL, RANGAREDDY DISTRICT.

[Memo No.14156/Plg.I(1)/2024, Municipal Administration & Urban Development (Plg.I(1)), 24th December, 2024.]

The following draft variation to the land use envisaged in the notified Master Plan MDP-2031 of Shankarpalle zone segment issued vide G.O.Ms.No.33 MA, dt:24.01.2013, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Dr. B.R. Ambedkar Telangana Secretariat, Hyderabad - 500022.

DRAFT VARIATION

The site in Sy.Nos.125 of Masaniguda (V), Shankarpalle (M), Rangareddy District to an extent of 34397.75 Sq.Mts. (Ac.8-20gts), which is presently earmarked for Conservation use, as per the notified Metropolitan Development Plan-2031 of Shankarpalle zone segment approved by the Government Vide G.O.Ms.No.33 MA & UD Dept, dt:24.01.2013 is now proposed to be designated as Multiple use **subject to the following conditions:**

1. The applicant shall pay the Development/Conversion Charges to HMDA as per rules in force before issue of final orders.
2. The applicant shall comply the conditions laid down in G.O.MS No. 168 MA Dt: 07.04.2012.
3. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
4. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
5. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.
6. CLU shall not be used as proof of any title of the Land.
7. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
8. The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
9. If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.

SCHEDULE OF BOUNDARIES

East	:	Vacant Land
West	:	Vacant Land
North	:	Road
South	:	Vacant Land

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM CONSERVATION USE TO RESIDENTIAL USE IN GOPANPALLY (V), SERILINGAMPALLY (M), RANGAREDDY DISTRICT.

[Memo No.11726/Plg.I(1)/2024, Municipal Administration & Urban Development (Plg.I(1)), 24th December, 2024.]

The following draft variation to the land use envisaged in the notified Erstwhile HUDA Area Master Plan in Ramachandrapuram zone segment issued vide G.O.Ms.No.288 MA, dt:03.04.2008, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Dr. B.R. Ambedkar Telangana Secretariat, Hyderabad - 500022.

DRAFT VARIATION

The site in Sy.No.261/P of Gopanpally (V), Serilingampally (M), Rangareddy (D), for an extent of 28219.95 Sq.mtrs or Ac.6.39 Gts., which is presently earmarked for Conservation use, as per the notified Erstwhile HUDA Area Master Plan in Ramachandrapuram zone segment approved by the Government Vide G.O.Ms.No.288 MA & UD Dept, dt: 03.04.2008, is now proposed to be designated as Residential use zone, **subject to the following conditions:**

1. The applicant shall pay the Development /Conversion charges for change of land use to HMDA before confirming the CLU orders as per the rules in force.
2. The owner/applicant is solely responsible for any misrepresentation with regard to ownership/title, land ceiling clearance etc and they responsible for any damage claiming by any one on account of change of land use proposed.
3. The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt:07.04.2012.
4. The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.

5. If any dispute occurs regarding ownership of the applicant will be whole responsible for that.
6. CLU shall not be used as proof of any title of the land.
7. The applicant has to fulfil any other condition as may be imposed by the Competent Authority.
8. The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
9. The applicant shall follow the court order in Writ Petition No.37489 of 2017.
10. The applicant shall demolish the existing building falling in the set-backs if any as per G.O.Ms.No.168, dt:07.04.2012.

SCHEDULE OF BOUNDARIES

North :	Village Boundary of Osman Nagar
West :	About 100 feet wide BT road and Sy.No.261/P of Gopanapally (V)
North :	Sy.No.262/P and 261/P of Gopanapally (V)
South :	Sy.No.256/P and 261/P of Gopanapally (V)

M. DANA KISHORE,
Principal Secretary to Government.

—x—